

A DECLARATORY RESOLUTION  
designating an "Economic  
Revitalization Area" under I.C. 6-  
1.1-12.1 for property near Dalman  
Road and Ardmore Avenue, in Fort  
Wayne, Indiana (United Supply  
Company, Inc.)

WHEREAS, Petitioner has filed a petition dated August 14, 1990, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, said property being part of a tract of land contained in records contained in the Allen County Auditor's office under key number 70-0005-0001, more particularly described as:

Beginning at a point on the South right-of-way line of Dalman Road, 1,490 feet from the West right-of-way line of Ardmore Avenue; thence due South for a distance of 450 feet; thence due West for a distance of 400 feet; thence due North for a distance of 450 feet; thence due East a distance of 400 feet to the point of beginning; the area containing 4.13 acres more or less.

WHEREAS, said project will create 24 additional permanent jobs for a total additional annual payroll of \$356,040, with the average new annual job salary being \$14,835; and

WHEREAS, the total estimated project cost is \$834,000; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in



1           Section 6 of this Resolution and shall continue for one (1)  
2 year thereafter. Said designation shall terminate at the end of  
3 that one-year period.

4           SECTION 2. That upon adoption of the Resolution:

- 5           (a) Said Resolution shall be filed with the Allen County  
6 Assessor;  
7           (b) Said Resolution shall be referred to the Committee on  
8 Finance and shall also be referred to the Department  
9 of Economic Development, requesting a recommendation  
10 from said department concerning the advisability of  
11 designating the above described area an "Economic  
12 Revitalization Area";  
13           (c) Common Council shall publish notice in accordance with  
14 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
15 substance of this Resolution and setting this  
16 designation as an "Economic Revitalization Area" for  
17 public hearing;  
18           (d) If this Resolution involves an area that has already  
19 been designated an allocation area under I.C. 36-7-14-  
20 39, then the Resolution shall be referred to the Fort  
21 Wayne Redevelopment Commission and said designation as  
22 an "Economic Revitalization Area" shall not be finally  
23 approved unless said Commission adopts a resolution  
24 approving the petition.

25           SECTION 3. That said designation of the hereinabove  
26 described property as an "Economic Revitalization Area" shall  
27 apply to a deduction of the assessed value of real estate.

28           SECTION 4. That the estimate of the number of  
29 individuals who will be employed or whose employment will be  
30 retained and the estimate of the annual salaries of those  
31 individuals and the estimate of the value of the redevelopment  
32 or rehabilitation and the estimate of the value of the new  
manufacturing equipment, all contained in Petitioner's Statement  
of Benefits, are reasonable and are benefits that can be  
reasonably expected to result from the proposed described  
redevelopment or rehabilitation and from the installation of the



new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$7.348524/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$7.348524/\$100 (the change would be negligible).

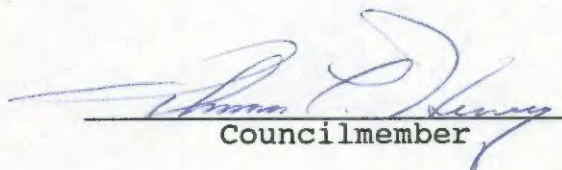
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$7.348524/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

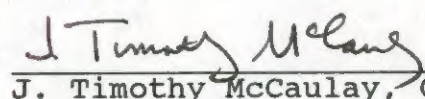
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 10 years.

SECTION 8. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
J. Timothy McCaulay, City Attorney

FOUR STAR BOND



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by \_\_\_\_\_, title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Edmonds, and duly adopted, placed on its passage. ~~PASSED~~ ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-28-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_

(SPECIAL) \_\_\_\_\_ (ZONING MAP) \_\_\_\_\_ ORDINANCE RESOLUTION NO. 09-49-90  
on the 28th day of August, 1990.

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Charles S. Reed  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of August, 1990, at the hour of 11:00 o'clock PM, E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31st day of August, 1990, at the hour of 7:45 o'clock PM, E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR





# STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

## INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Fort Wayne City Council	County Allen
Name of Taxpayer Richard A. Johnloz	
Address of Taxpayer (Street, city, county) United Supply Co., Inc. 3736 Wells, Ft. Wayne, IN	ZIP Code 46808

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Dalman Rd. as shown on the attached drawing	Taxing District Fort Wayne-Pleasant	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:  \$834,000 We intend to build a 30,000 warehouse/office building in the Baer Field Industrial Park.		
(Attach additional sheets if needed)	Estimated Starting Date 10/1/90	Estimate Completion Date 4/1/91

## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
27	\$399,000	27	\$418,950	24	\$356,040

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	103,240.00	\$703.00		
Plus estimated values of proposed project	834,000.00	278,250.00		
Less: Values of any property being replaced				
Net estimated values upon completion of project	937,250.00	312,417.00		

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.			Signatures of Authorized Representative 
Title President	Date of Signature 8/17/90	Telephone Number 219-483-3161	





# STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Fort Wayne City Council	County Allen
Name of Taxpayer Richard A. Johnloz	
Address of Taxpayer (Street, city, county) United Supply Co., Inc. 3736 Wells, Ft. Wayne, IN	ZIP Code 46808

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Dalman Rd. as shown on the attached drawing	Taxing District Fort Wayne-Pleasant	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:  \$834,000 We intend to build a 30,000 warehouse/office building in the Baer Field Industrial Park.		
(Attach additional sheets if needed)	Estimated Starting Date 10/1/90	Estimate Completion Date 4/1/91

## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
27	\$399,000	27	\$418,950	24	\$356,040

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

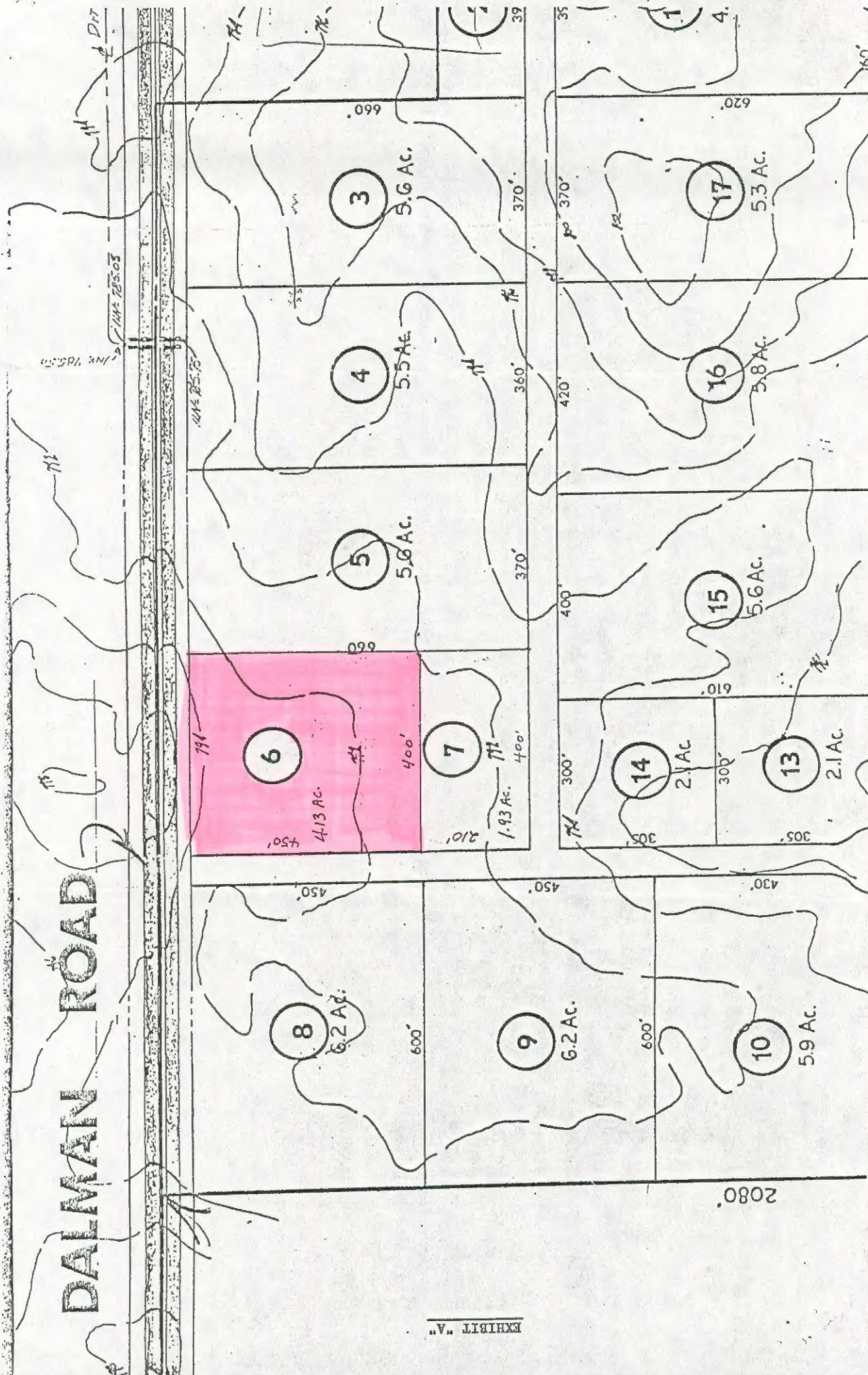
	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	103,240.00	\$703.00		
Plus estimated values of proposed project	834,000.00	278,250.00		
Less: Values of any property being replaced				
Net estimated values upon completion of project	937,250.00	312,417.00		

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.			Signatures of Authorized Representative 	
Title President	Date of Signature 8/17/90	Telephone Number 219-483-3161		



# DALMAN ROAD







## MEMORANDUM

---

TO: City Council Members

FROM: Karen Lee, Business Development Specialist

DATE: August 21, 1990

RE: Tax Abatement application for United Supply Company, Inc.

### Background:

United Supply Co., Inc. distributes educational and art materials. Their primary business is mail order utilizing United Parcel Service and parcel post services. United Supply Co., Inc. wants to construct a 30,000 square foot warehouse/office building on Dalman Road. The anticipated occupancy date is June 1, 1991.

### Reviewing Alternatives:

Approval of United Supply's tax abatement application will allow for the creation of 24 new jobs.

### Recommendation:

The staff recommends United Supply be granted tax abatement for ten (10) years on improvements to real estate. "

jkb



**ECONOMIC  
DEVELOPMENT**

SIC Code of Principal User of Property:\_\_\_\_\_



B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X       

Is the project site within the regulatory flood plain?

       X

Is the project site within the rivergreenway area?

       X

Is the project site within a Redevelopment area?

       X

Is the project site within a platted industrial park?

X       

Is the project site within the designated downtown area?

       X

Will the project have ready access to City Water and Sewer?

X       

If not, will this project require public improvements?

       X

       Sewer Lines  
       Water Lines  
       Road Improvements

Does your company plan to request State or Local assistance to finance these public improvements?

       X

Is any adverse environmental impact anticipated by reason of operation of the proposed project?

       X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Light distribution of educational and art materials.

Our primary business is mail order using U.P.S. and parcel post.



D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of the structure(s) listed above?                     

Current assessed value of Real Estate:

Land	\$703.00	
Improvements	0.00	(expected assessed value of building=278,250)
Total	\$703.00	

What was the amount of Total Property Taxes owed during the immediate past year? \$450.48 for year 1989.

Give a brief description of the proposed improvements to be made to the real estate.

We plan to build a 30,000 sq. ft. warehouse/office building  
to be built by Hagerman Construction. Our anticipated  
occupancy date is 6/1/90.  
6/1/91

What is the anticipated first year tax savings attributable to this designation? \$20,498.70

Explain how your company plans to use these tax savings.

The funds will help finance continued business expansion  
through increased national advertising and cataloging.  
Funds will also help with the increased payroll costs  
due to new job creation.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property:                     

What was the amount of Personal Property Taxes owed during the immediate past year? \$                      for year 19     .



Give a brief description of new manufacturing equipment to be installed at the project site.

NA

Cost of new manufacturing equipment: \$\_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed?\_\_\_\_\_

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$\_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 22 full time, 5 part time

How many permanent jobs will be created as a result of this project? 24

Anticipated time frame for reaching employment level stated above 3 years

Current annual payroll: \$399,000

What is the nature of the jobs to be created?

Middle management, warehouse personnel, clerical staff

Please provide the annual salary range for the jobs being created:

Minimum \$11,000 Median \$14,835 Maximum \$25,000



Please check if these newly-created jobs provide any of the listed benefits:

<u>          </u>	Pension Plan
<u>          </u>	Tuition Reimbursement
<u>  X  </u>	Major Medical Plan
<u>  X  </u>	Life Insurance
<u>  X  </u>	Disability Insurance

List any benefits not mentioned above:

---

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u>  X  </u>	JobWorks
<u>  X  </u>	Benito Juarez Center
<u>  X  </u>	Township of Wayne
<u>  X  </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u>  X  </u>	Community Action of Northeast Indiana, Inc.
<u>  X  </u>	State of Indiana, Department of Public Welfare
<u>  X  </u>	Fort Wayne Rescue Mission
<u>  X  </u>	Lutheran Social Services, Inc.
<u>  X  </u>	Fort Wayne Urban League, Inc.
<u>  X  </u>	Fort Wayne Women's Bureau
<u>  X  </u>	State of Indiana, Employment Security Division
<u>  X  </u>	State of Indiana, Vocational Rehabilitation Services
<u>          </u>	Anthony Wayne Services
<u>  X  </u>	Indiana Department of Commerce
<u>  X  </u>	Indiana Institute of Technology
<u>  X  </u>	Indiana Purdue University at Fort Wayne
<u>  X  </u>	Ivy Tech



Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

Without the requested abatement the project becomes economically less feasible. The abatement will allow for creation of jobs by allowing the expansion of facilities and staffing in the Fort Wayne city limits.

In what Township is the project site located? Pleasant

In what Taxing District is the project site located? FW-Pleasant

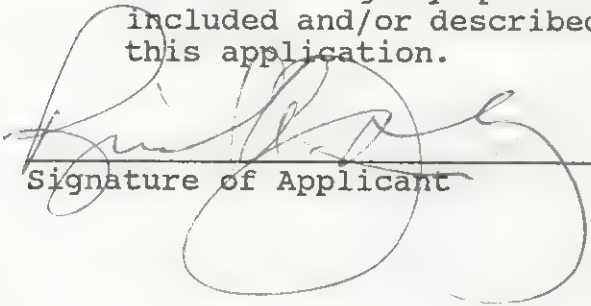
G. CONTACT PERSON

Name and address of contact person for further information if required:

Mike Gugel, United Supply  
3736 Wells Street, Fort Wayne, IN 46808

Phone number of contact person: (219) 483-3161

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

  
\_\_\_\_\_  
Signature of Applicant

8/13/90  
\_\_\_\_\_  
Date



PRESCRIBED BY STATE BOARD OF ACCOUNTS

# RECEIPT

No 473

FUND—ECONOMIC DEVELOPMENT

FORT WAYNE, IND., Aug. 13 1990

RECEIVED FROM United Supply Co., Inc. \$ 750.00

THE SUM OF Seven Hundred Fifty and 00/100 DOLLARS

ON ACCOUNT OF Tax abatement app. fee

Payment Type: Cash ☐ Check ☒ M.O. ☐

[Signature]  
AUTHORIZED SIGNATURE

## UNITED SUPPLY CO., INC.

3736 WELLS ST. FORT WAYNE, INDIANA

LINCOLN NATIONAL BANK  
FORT WAYNE, INDIANA

71-27  
749

DATE	NUM
8/09/90	9

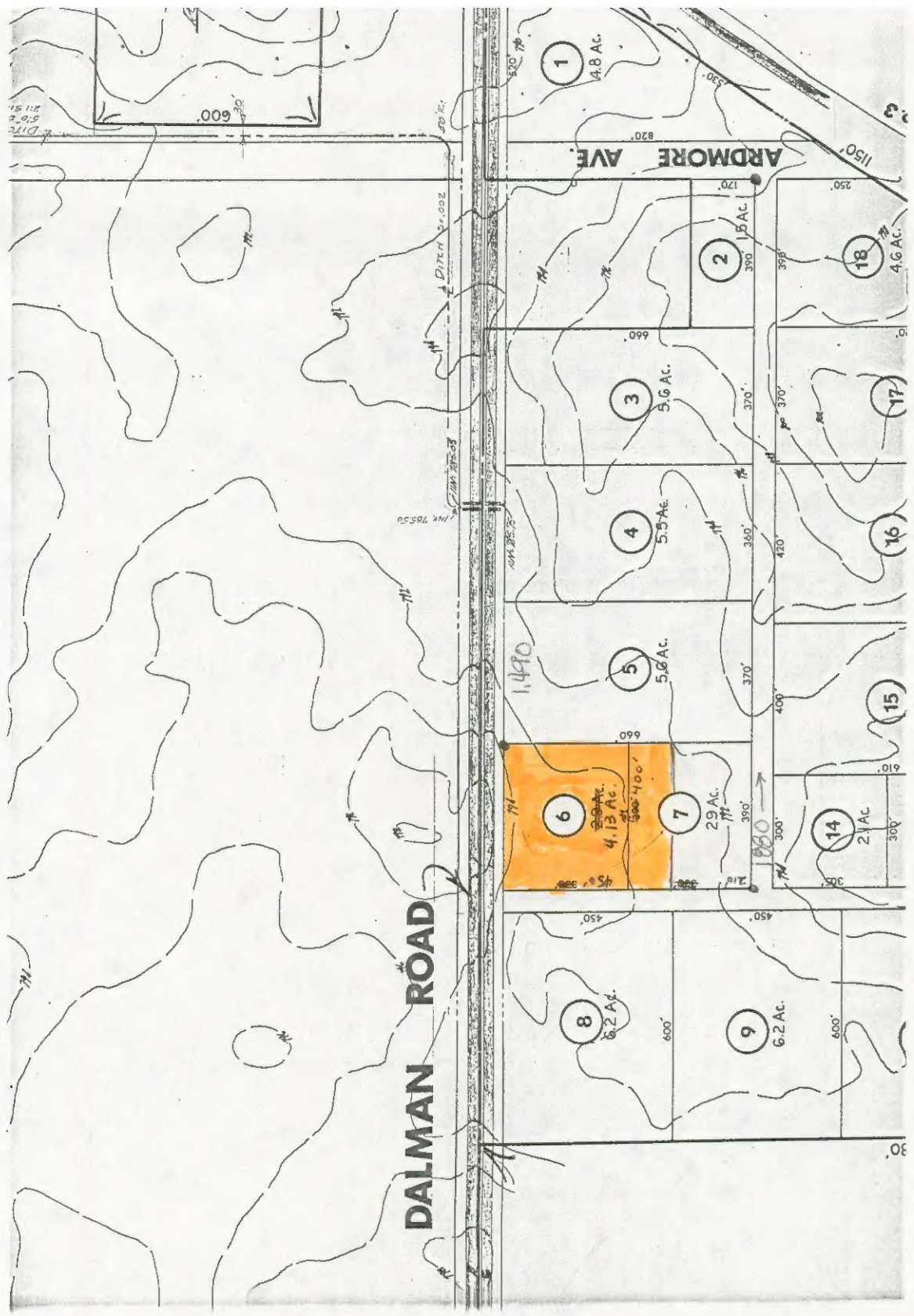
AMOUNT  
\*\*\*\*\*750.

TO THE ORDER OF  
CITY OF FORT WAYNE

[Signature]  
AUTHORIZED SIGNATURE

⑈009269⑈ ⑆074900275⑆ 1 871 172 1⑈







DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE An application for Declaratory Resolution by United Supply Company, Inc. with respect to real property tax abatement. United Supply will construct a 30,000 sq. ft. warehouse/office building. United Supply will distribute educational and art materials through mail order utilizing UPS and parcel post services.

*R-50-08-321*

EFFECT OF PASSAGE Will allow for the creation of 24 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry



BILL NO. R-90-08-32

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN XXXXXXXXXX (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property  
near Dalman Road and Ardmore Avenue, in Fort Wayne, Indiana  
(United Supply Company, Inc.)


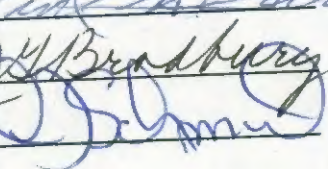
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 8-28-90.

Sandra E. Kennedy  
City Clerk